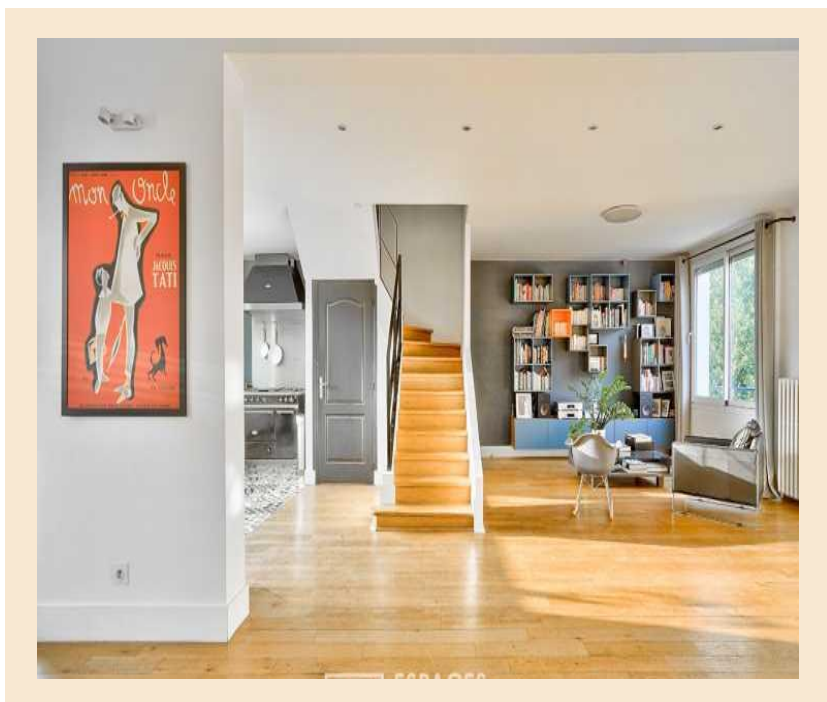


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Family home near the banks of the Marne

Saint Maur Des Fosses , Val-de-Marne , Paris Ile-de-France



€1,097,000

inc. of agency fees

4 Beds 1 Baths 230 sqm 0.08 ha

It is in the peaceful district of La Pie, a few steps from the banks of the Marne that this elegant family house of 230sqm is built over 3 levels. The entrance leads to a generous living room with completely...

At a Glance

Reference MFH-PARIS4936

Bed 4

Land 0.08 ha

Near to Saint Maur Des Fosses

Bath 1

Pool No

Price €1,097,000

Hab.Space 230 sqm

Land Tax N/A

Property Description

It is in the peaceful district of La Pie, a few steps from the banks of the Marne that this elegant family house of 230sqm is built over 3 levels.

The entrance leads to a generous living room with completely open spaces totaling 78sqm. This reception area consists of a lounge area giving access to a balcony, a dining room with a majestic stone fireplace as

well as a fitted kitchen benefiting from high-end equipment, ideal for lovers of kitchen.

Bathed in light all year round thanks to its triple exposure, this crossing space creates a warm and welcoming atmosphere.

An open staircase originating in the living room leads upstairs, where the sleeping area reveals a master suite, accompanied by a contemporary bathroom designed by an architect.

Also, two spacious bedrooms share a bathroom, and a toilet on the landing completes this level.

The garden level with its direct access offers a laundry room, an office, a gym, a cinema room and a bathroom. This versatile space can be used in multiple ways: independent studio, inspiring home office, or even space dedicated to practicing a liberal profession.

Finally, vast and beautifully wooded, the garden offers a peaceful and serene atmosphere. A gravelled area, ideal for al fresco lunches, adds an extra touch of charm to this private corner of paradise.

A true haven of peace in the heart of the city.

Edge of the Marne 1 min walk RER A - Saint Maur Créteil 2400 meters.

ENERGY CLASS: C / CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR 1670 and EUR 2320.

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€1,097,000

Key Information

Year Built:	1950
Internal Area:	230 sqm
Land Area:	0.08 ha
Has a Garden	Yes

Location: Paris Ile-de-France



Gallery







As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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C. BAUER – Sunday Times

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